Tuckerman
CHARTERED SURVEYORS

26 Grosvenor Gardens, London, SW1W 0DH

FITTED OFFICES TO LET
724 - 2,865 SQ FT



tuckerman.co.uk
020 7222 5511





Description

26 Grosvenor Gardens is a distinguished Grade II listed property situated at the dynamic intersection of Victoria and Belgravia. The available floors provide fitted office accommodation, with this elegant period building offering an ideal opportunity for occupiers seeking a prestigious address with exceptional connectivity.

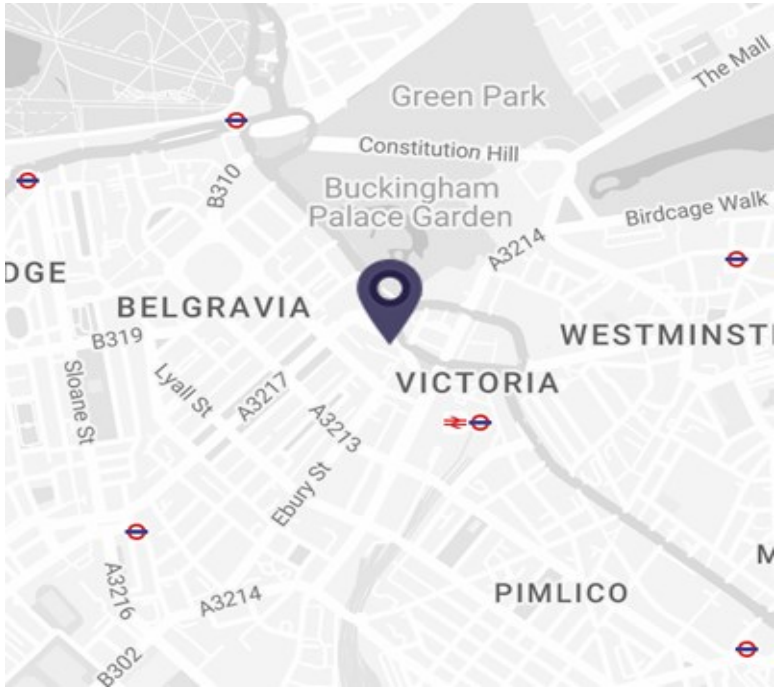
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Location

The property is located in Grosvenor Gardens between the junctions with Ebury Street and Hobart Place. Victoria Underground Station and Victoria Coach Station are within a short walking distance.



Amenities

- Refurbished offices
- Fitted floors
- Air-conditioned
- Fibre-enabled
- Excellent natural light
- Shower facilities
- Passenger Lift
- Grade II listed property
- Period features

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Accommodation

Unit	Size (PSF)	Rent (PSF)	Bus. Rates (PSF)	Srv. Charge (PSF)	Total Cost PA	Total Cost PCM	Availability
1st	1,227	£67.50	£25.33	£23.09	£142,233.84	£11,852.82	Available
Ground	914	£65.00	£23.20	£23.09	£101,719.06	£8,476.59	Available
Lower Ground	724	£27.50	£22.10	£23.09	£52,627.56	£4,385.63	Available
TOTAL	**2,865**						

*all figures are approximate and exclusive of VAT

Contacts

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Lease Information

Available by way of a new lease(s) direct from the Landlord for a term to be arranged.

Rent

£27.50 - £67.50 per sq ft.

Service Charge

£23.09 per sq ft.

Rates

£22.10 - £25.33 per sq ft.

EPC

Available upon request.

Anti-Money Laundering. If applicable, a successful purchaser/tenant will be required to provide the usual information to satisfy AML requirements when Heads of Terms are agreed.

Subject to contract. Tuckerman for themselves and the vendor of this property give notice that these particulars do not form, or form part of, any offer or contract. They are intended to give fair description of the property and whilst every effort has been made to ensure their accuracy this cannot be guaranteed. Any intending purchaser must therefore satisfy themselves by inspection or otherwise. Neither Tuckerman nor any of its employees, has any authority to make or give any further representations or warranty whatsoever in relation to this property. All prices and rents quoted are net of vat.